

**District IV Advisory Board
Meeting Minutes
November 5, 2003**

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The **District IV Advisory Board Meeting** was held at 7:00 p.m. at the Stanley Neighborhood Center. In attendance were nine (9) District Advisory Board, ten (10) staff and approximately fifteen (15) citizens with nine (9) signing in.

Members Present

Wayne Wells
Rex Gray
Jim Benton
Jerry McGinty
Doug Leeper
Tom Engelman
Brandon Rongey (Ex-Officio)
Ed Koon
Council Member Paul Gray

Staff Present

Tom Smith, Finance
Randy Sparkman, Central Inspections
Officer Richard Mellard, Police
Officer Roets, Police
Officer Mar, Police
Scott Logan, Traffic Engineering
Jack Brown, Environmental Health
Mary Patterson, City Manager's Office
Dana Brown, City Manager's Office
Brandon Kauffman, City Manager's Office

Members Absent

Iola Crandall
Brian Dehler

Guests

Listed on Page 5

Order of Business

Call to Order

The meeting was called to order at 7:01 p.m.

The September 3, 2003 and the October 1, 2003 minutes were approved with recommended changes. **Council Member Gray** welcomed and introduced the newest member of the DAB IV, Brandon Rongey, a non-voting student member from South High School.

The agenda for the November 5, 2003 meeting was approved as written.

Public Agenda

The Public Agenda allows members of the public to present matters to the District Advisory Board. Each presentation is limited to a period of five minutes unless extended by the Board.

George Walton, 10630 Carr suggests opening Pawnee east to Tyler Road from Maize. **Council Member Gray** asked that staff look into the issue and determine the feasibility of reopening the road.

Action: Staff will research feasibility of opening Pawnee from Lark to Tyler Road.

Staff Presentations

Community Police

Officer Roets, Police Department, stated that there were a number of vandalisms on Halloween night, which included windows being shot out by BB guns. There are currently no suspects in the B.B. shootings. Roets stated that establishing more neighborhood organizations would help to identify suspects and prevent crimes in the area.

Officer Mellard, Police Department, stated that the Beats 27, 28, and 29 were affected by the BB gun shootings

Council Member Gray asked staff to provide a map of the District IV police beats.

Action: Receive and file.

Proposed Changes to Neighborhood Revitalization Areas & Local Investment Areas

Tom Smith, Finance Department, presented information regarding the proposed changes to Neighborhood Revitalization Areas (NRA) and Local Investment Areas (LIA).

Smith stated that based on new information from the 2000 US Census Bureau, modifications to the Neighborhood Revitalizations areas and Local Investment Areas have been recommended by the NRA Task Force. The task force was comprised of City staff, Sedgwick County staff and a private developer. If approved, the plan will begin July 1, 2004 and end June 30, 2008.

Smith stated that the changes to the District IV area include the deletion of the Local Investment Area in Orchard Breeze and the addition of a new LIA in the Delano area – McCormick to McClean, Meridian to River. Smith stated that the deletion of the Orchard Breeze was due to the lack of infill sites and the area did not qualify as low income.

Council Member Gray asked if it would be feasible for the Orchard Breeze district to remain in the LIA. Smith stated that it is an option that could be considered.

Jerry McGinty (Ed Koon) moved that DAB IV recommend the proposed changes to the NRA's and LIA and that Orchard Breeze remain as a LIA. Motion passed 7-0.

Action: Recommend by a vote of 7-0 to support the proposed changes with the exception of Orchard Breeze remaining a designated LIA.

Proposed Changes to UZC Pertaining to Portable Storage Containers

Randy Sparkman, Office of Central Inspections, presented information concerning recommended changes to the Unified Zoning Code (UZC) and possible licensing of Portable Storage Containers (PSC).

Sparkman stated that the Metropolitan Area Planning Commission (MAPC) has been addressing the issue of Portable Storage Containers due to increased use by businesses for storage instead of constructing storerooms. In response to the popularity of the containers, a number of issues have been addressed concerning the aesthetic appearance, blowing trash or debris, noise, and placement of containers.

Sparkman stated that OCI staff and businesses involved in portable storage containers have been working together to create a consensus on the forms/procedures and enforcement. The concerns arose after several citations were issued for failure to properly place PSCs or to submit the required approval forms.

Tom Olson, representing HOC Storage Systems, stated that the local Wichita business was founded in 1936 and began making portable storage containers in 1990-91. He felt that the proposed changes were equitable and that his business is willing to listen to the neighborhood concerns. He stated that the overwhelming number of businesses who are his customers were smaller businesses.

Leeper asked if the city would be losing tax base because of the portable storage containers. **Sparkman** stated that the city could possibly lose tax monies because businesses are replacing storage rooms with the portable containers, therefore reducing the square footage that is taxable. **Leeper** stated that he is a proponent of businesses but does not want to see the community littered by the portable containers.

Wells (Koon) moved to adopt the recommendations of OCI staff. Motion passed 6-1 with Leeper opposing.

Action: Recommended by a 6-1 (Leeper) vote to support the proposed revisions to the UZC regarding Portable Storage Containers.

Proposed Sanitary Sewer System in the Area of Florence & Esthner

Jack Brown, Environmental Health, presented a request for ordering-in sewer service in the vicinity of Florence and Esthner due to existing groundwater contamination.

Brown stated that Environmental Health and Public Works had received an inquiry regarding a commercial business that would like to develop property at 4110 Esthner. The business had indicated that they would like to be connected to the public sewer, but

have not received support from adjacent property owners. Kansas Department of Health & Environment (KDHE) records also indicate a plume of groundwater contamination in the area, a concern if individuals are consuming water.

Brown stated that this project would serve the eight (8) properties in the area. After preliminary development of the scope of the project the item was reviewed by the City's Development Coordinating Committee (DCC), which recommended support of "ordering in" the sewer due to the circumstances of existing groundwater contamination and potential for further degradation from existing commercial facilities on septic tanks.

Leeper asked if the property owners in the area have been surveyed regarding the "order in" of the sewer line. **Brown** stated that a survey of property owners would be the next step in the process.

Dean DeWitt, subject area property owner-1854 Florence, stated that it is hard to rent to companies because of the lack of water and sewer. DeWitt felt that it would be hard to stop the groundwater contamination due to area machine shops, which continually release chemicals in the area.

Wells (Benton) moved to recommend proceeding with action to order in sewer. The motion passed 6-1 with Koon dissenting.

Action: Recommend by a vote of 6-1 to support the ordering in of sewer service in the vicinity of Florence and Esthner.

Report on Previous Traffic Concerns

Scott Logan, Traffic Engineering, discussed a sidewalk/crosswalk plan for South Meridian and reviewed a request for left-turn prohibitions at the intersection of Maple and Elder.

Logan stated that there is currently no sidewalk on either side of South Meridian, which the Southwest Neighborhood Association has requested to provide a safe and convenient means for pedestrians to walk from the nearby neighborhoods to the YMCA. Two options are feasible: Option 1 is constructing sidewalk improvements along the west side of Meridian along the west side of the drainage-way; Option 2 consists of constructing a sidewalk section on the east side of South Meridian. Both improvements would include installing a crosswalk signal on South Meridian to accommodate pedestrians on the west and east side of South Meridian.

Council Member Gray asked if the sidewalk could be included in the 2005-2006 Capital Improvements Projects (CIP). **Logan** felt that there would be adequate funding out of the sidewalk fund but finding funding for the traffic light would be difficult.

Logan, presented information regarding prohibiting left turns from Elder onto West Maple, north of Town West. The request to research came from the DAB as a way to alleviate traffic backups.

Koon stated that most people who live in the area avoid making the left turn at the intersection due to the traffic coming traffic. **Logan** stated that it could alleviate the traffic concerns if the turn radius is adjusted.

McGinty (Leeper) moved to support staff recommendation for a sidewalk on South Meridian with funding from the 2005-2006 CIP and adjust the turn radius at the intersection of Maple and Elder. The motion passed 7:0.

Action: Recommend by a vote of 7:0 to place a sidewalk on South Meridian with funding coming from the 2005-2006 CIP and to adjust the turn radius at the intersection of Maple and Elder.

Officer Kelly Mar, Police Department, and Kim Green, Sedgwick County Health Department, arrived and asked to report on their individual programs.

Officer Mar talked about Community Policing issues being addressed in District IV. She stated that the officers are very happy with the new 4-day/10 hour shifts. Mar stated that there have been a number of disturbance at West High School. Mar felt the rise in the number of disturbances was due to the change in school uniform policy and that Community Police were working with school officials on how to address the issue.

Kim Green, Sedgwick County Health, reported that an extra flu shot clinic was held recently at Stanley-Aley NCH, as requested by DAB IV. Green stated that negotiations are still underway to move health services to the Wichita Mall.

Action: Receive and file.

Board Agenda

Council Member Gray introduced Lonnie Wright as a new District IV resident. Gray said that Wright has been actively involved in City issues and currently serves on the Plumber's Licensing Board.

Council Member Gray reported the City Council approved several Industrial Revenue Bonds (IRB) at the November 4 Council Meeting. The IRB's were approved for a number of businesses in an effort to create more jobs and should help to alleviate pressure from the struggling Wichita economy.

Koon stated that he and Benton attended the first meeting of the reconvened Fireworks Task Force. They reviewed the discussion of past issues identified and noted that safety is the primary concern.

McGinty, Southwest Neighborhood Association, announced that Bill Gale was recently appointed as the Sedgwick County Election Commissioner. The Southwest Neighborhood Association will be helping clean up Osage Park on the 25th and the Christmas Dinner is scheduled for the sixteenth of December.

Benton, Southwest Village Neighborhood Association, stated that the neighborhood recently lost a battle on the rezoning projects at Calvert.

Engelman stated that the **Park Homeowners Association** (HOA) is having issues over ownership of land parcels considered part of the HOA's common property.

Brandon Rongey, Youth Member, stated that things were great at South High School.

Wayne Wells stated that the **Delano Fall Fair** was a great success with a number of people in the community attending the event. The business association has been receiving calls to participate in next year's fair. Wells stated that next year's event may be held at a different time.

Council Member Gray asked for any further issues. With none presented, the meeting was adjourned at 9:10 p.m.

Respectfully Submitted,

Brandon Kauffman
District IV Neighborhood Assistant

Guests

George Walton	10630 Carr
Ineligible	1854 Florence
Mike DeWitt	1854 Florence
Thomas Olsen	1524 Amarado Ct.
Sarah Slates	1333 W May #304
Lonny Wright	1020 W MacArthur
Scott Pager	455 May
Kim Green	Sedgwick County Health Department